

**CURVE DATA**

CURVE	S	R	T	L	CM	D
1	100.00	100.00	180.00	180.00	180.00	180.00
2	100.00	100.00	180.00	180.00	180.00	180.00
3	100.00	100.00	180.00	180.00	180.00	180.00
4	100.00	100.00	180.00	180.00	180.00	180.00
5	100.00	100.00	180.00	180.00	180.00	180.00
6	100.00	100.00	180.00	180.00	180.00	180.00
7	100.00	100.00	180.00	180.00	180.00	180.00
8	100.00	100.00	180.00	180.00	180.00	180.00
9	100.00	100.00	180.00	180.00	180.00	180.00
10	100.00	100.00	180.00	180.00	180.00	180.00

I HEREBY CERTIFY THE WITHIN PLAT TO BE TRUE AND CORRECT, REPRESENTING A SUBDIVISION OF PART OF THE FORECAST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA, HEREIN PARTICIPANT DESCRIBED AS FOLLOWS:

BEING IN AT A POINT ON THE WEST LINE OF SAID 1/4 SECTION, DISTANT 1650.50 FEET SOUTH OF THE FORECAST CORNER THEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF WINCHESTER VILLAGE, 3RD SECTION, THE PLAT OF WHICH IS RECORDED IN THE MARION COUNTY RECORDER'S OFFICE, PLAT BOOK 51, PAGE 443; BEING THENCE SOUTH 0°14'40" WEST AND ALONG THE WEST LINE OF SAID 1/4 SECTION 374.64 FEET; THENCE NORTH 89°00'10" EAST 437.87 FEET; THENCE NORTH 76°37'27" EAST 841.83 FEET; THENCE NORTH 74°40'50" EAST 396.27 FEET; THENCE NORTH 86°37'10" EAST 789.48 FEET; THENCE NORTH 26°04'50" WEST 205.20 FEET TO A POINT OF A 45.556 DEGREE CURVE (SAID POINT BEING SOUTH 38°04'10" EAST OF THE ABUTUS POINT); SAID CURVE ALSO HAVING A CENTRAL ANGLE OF 100°09'20", A RADIUS OF 145.68 FEET, AND BEING ALSO HAVING A CENTRAL ANGLE OF 248.5 FEET; THENCE THERE EAST 125 FEET; AND BEING ALSO HAVING A CENTRAL ANGLE OF 248.5 FEET; THENCE NORTH 11°52'10" WEST 309.19 FEET; THENCE SOUTH 78°27'15" WEST 431.64 FEET; SAID CURVE: 14°35'10" WEST 43.82 FEET; THENCE SOUTH 76°14'53" WEST 142.67 FEET; THENCE SOUTH 13°05'40" WEST 82.15 FEET; THENCE SOUTH 89°00'10" WEST 585.90 FEET; THENCE SOUTH 76°14'26" WEST 1106.87 FEET; THENCE NORTH 84°54' WEST 66.31 FEET; THENCE SOUTH 45°14'49" WEST 150 FEET; THENCE NORTH 44°49'20" WEST 78.93 FEET TO THE P.C. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 45°00' AND A CENTRAL ANGLE OF 129.40 DEGREES; THENCE ALONG SAID CURVE 50.38 FEET; THENCE SOUTH 30°53'50" WEST 139.49 FEET; THENCE NORTH 50°58'10" WEST 351.91 FEET TO THE POINT OF BEGINNING, CONTAINING 22.64 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY.

THIS SUBDIVISION CONSISTS OF 44 LOTS, NUMBERED FROM 209 TO 245, BOTH INCLUSIVE, WITH STREETS AS SHOWN HEREON. THE SIZE OF THE LOTS AND WIDTHS OF THE STREETS ARE SHOWN IN FIGURES INDICATING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE AND SEAL THIS 20TH DAY OF JULY, 1964.

**FINAL APPROVAL**  
 PLAT OF...  
 MARION COUNTY, INDIANA

PROVIDE  
 HEARING...  
 DATE...  
 TIME...  
 PLACE...  
 REGISTERED SUPERVISOR

*Robert Schaeckel*  
*Robert Schaeckel*

**RECORDED UNLESS RECORDED BEFORE 7-1-66**



*Robert Schaeckel*  
 ROBERT SCHAECKEL  
 REGISTERED SUPERVISOR No. 3907  
 STATE OF INDIANA



DULY IMPRINTED FOR IMPRESSION

*Robert Schaeckel*  
 REGISTERED SUPERVISOR

THIS INSTRUMENT PREPARED BY ROBERT SCHAECKEL

64 / 577762

# WINCHESTER VILLAGE

## FOURTH SECTION

### COVENANTS AND RESTRICTIONS

THE UNDERSIGNED, R. J. REALTY, Inc. of Robert J. Cook, President, and Robert J. Cook, Secretary, TRUSTEES, OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, HEREBY GRANT, PLAT AND SUBMIT TO THE PUBLIC THE FOLLOWING COVENANTS, CONDITIONS AND RESTRICTIONS TO RUN WITH THE PLAT AND CONVEYANCE.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS WINCHESTER VILLAGE, 4TH SECTION.

THE STRIPS, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE, TO BE USED AS HIGHWAYS, AS SHOWN BY THE PARADESHE PLAN, AND HEREBY DEDICATED TO THE PUBLIC FOR PERMANENT USE AS HIGHWAYS.

THERE ARE STRIPS OF GROUND MARKED UTILITIES SHOWN ON SAID PLAT, WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TELEPHONE COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF LINES, PIPES, CABLES, DUCTS, LINES AND WIRES. THE USE OF SAID STRIPS FOR ANY OTHER PURPOSE SHALL BE AT THE RISK OF THE PERSONS WHO INSTALL THEM. THE UTILITIES SHALL BE MAINTAINED AT THE EXPENSE OF THE OWNERS OF THE LOTS TO WHICH SAID STRIPS ARE APPLICABLE, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PAINT THERETO, EXCEPT FENCES, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "UTILITY STRIPS".

THE LOTS IN THIS SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION AT PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

1. FRONT BUILDING LINES ARE HEREBY ESTABLISHED AS SHOWN ON SAID PLAT, EXCEPT WHERE LINES AND THE PROPERTY LINES OF THE SEVERAL STRIPS SHALL BE ERECTED AND MAINTAINED, NO PERMANENT OR OTHER STRUCTURES OF ANY KIND SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS ADDITION.

2. ALL LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. ONLY ONE SINGLE-FAMILY RESIDENTIAL DWELLING WITH THE USUAL ACCESSORY BUILDINGS SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS ADDITION.

3. NO RESIDENCE SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS ADDITION HAVING A GROUND FLOOR AREA OF LESS THAN 1500 SQUARE FEET, IF A ONE-STORY STRUCTURE, OR 1000 SQUARE FEET IN THE CASE OF A BIGGER STRUCTURE.

4. EVERY BUILDING OR PART THEREOF SHALL BE SO LOCATED AS TO PROVIDE A SIDE YARD ON EACH SIDE OF SAID BUILDING WITH A WIDTH TO FIFTEEN (15%) PERCENT OF THE WIDTH OF THE LOT AT THE BUILDING SETBACK LINE OR TWENTY (20%) FEET, WHICHEVER IS THE LESSER, EXCEPT THAT IN CASE WHERE THE SAME PERSON OR PERSONS OWN TWO ADJOINING LOTS NOT SEPARATED BY A UTILITY STRIP AS SHOWN ON THE PLAT, THEN THIS RESTRICTION SHALL APPLY TO THE LOT LINES OF THE EXTREME BOUNDARIES OF THE ADJOINING LOTS.

5. NO TRAILER, TENT, SEACE, BASEMENT, GARAGE OR TEMPORARY STRUCTURE OF ANY KIND SHALL BE USED FOR TEMPORARY OR PERMANENT RESIDENTIAL PURPOSES OF ANY OF THESE LOTS. NO OFFICIALS OR OFFENSIVE TRADES SHALL BE CARRIED ON UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE OR BECOME A NUISANCE TO THE NEIGHBORHOOD.

6. NO FENCE, WALL, HEDGE OR HEDG PLANTING WHICH OBSTRUCTS SIGHT LINES AT CURB CORNERS SHALL BE ERECTED OR MAINTAINED ON ANY LOT IN THIS ADDITION. THE TRIANGULAR AREA FORMED BY THE STREET PROPERLY EXTENDED AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET LINES EXTENDED, THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STRAIGHT LINE WITH THE EDGE OF A DRIVEWAY PAVERMENT OR CURB LINE. NO FENCE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCE FROM THE INTERSECTION UNLESS THE FURANCE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

7. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED OR ANY BUILDING PLAT IN THIS SUBDIVISION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND BLUE PRINTS SHOWING THE LOCATION OF SUCH BUILDING HAVE BEEN APPROVED IN WRITING AS TO THE CONFORMITY AND HARBOR OF INTERNAL DESIGN WITH THE EXISTING STRUCTURE IN THIS SUBDIVISION, AND AS TO LOCATION OF THE BUILDING ON THE LOT AND ROAD. THE APPROVED PLANS SHALL BE MAINTAINED BY THE OWNER AND HODOR OF SAID LOT OR BY A REPRESENTATIVE OF THE REPRESENTATIVES DESIGNATED BY THEM. THE APPROVED PLANS SHALL BE ACT UPON ANY PLANS SUBMITTED FOR THIS ADDITION UNTIL THE OWNER MAY DECIDE WITH THE BUILDING PLANS SUBMITTED. FURTHER, THESE PLANS ARE NOT CONSIDERED AS TO THESE COVENANTS. NOTWITHSTANDING THE APPROVED PLANS AND ITS DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT.

8. THE RIGHT TO ENTER ON EACH AND ALL OF THE LIMITATIONS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, TOGETHER WITH THE RIGHT TO THE REMOVAL OF ANY BUILDING ERRECTED OR ALTERED IN VIOLATION THEREOF BY VIOLATION OR OTHER LEGAL PROCESS IS HEREBY RECEIVED TO EACH AND EVERY OWNER OF THE SEVERAL LOTS IN THIS SUBDIVISION, THEIR HEIRS AND ASSIGNS, WHO SHALL BE ENTITLED TO SUCH REMEDY WITHOUT DELAY BEING REQUIRED TO MAKE ADEQUATE PROVISION WITH REASONABLE ATTORNEY'S FEES. THE NECESSARY PLAT CORRECTIVE COVENANTS, JUDICIAL, SHALL ALSO HAVE THE RIGHT OF ENFORCEMENT OF ALL THE FOREGOING COVENANTS.

9. THESE RESTRICTIONS CONSTITUTE COVENANTS RUNNING WITH THE LAND AND SHALL BE IN FULL FORCE AND EFFECT FOR A PERIOD OF 25 YEARS FROM DATE, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM THESE RESTRICTIONS SHALL BE AUTOMATICALLY RENEWED IMMEDIATELY FOR PERIODS OF 25 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EXPIRATION OF EACH 25 YEAR PERIOD, THE OWNERS OF A MAJORITY OF THE LOTS IN THIS ADDITION SHALL EXECUTE AND ADOPT A RESOLUTION IN WRITING WAIVING THE AMENDMENT AND SAID WAIVER DECLARATION SHALL BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN WHICH EVENT THE PROVISIONS ABOVE SET FORTH FOR PERIODS SHALL BE HULL AND VOID.

WITNESS OUR SIGNATURES AND CORPORATE SEAL THIS 3<sup>RD</sup> DAY OF NOVEMBER, 1964

R. J. REALTY, INC.

  
ROBERT J. COOK, PRESIDENT  
THESAUROS



STATE OF INDIANA  
COUNTY OF MARION

BEFORE ME, THE UNDERSIGNED, A Notary Public in and for said County and State, appeared

WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED, AND AFFIXED THEIR SIGNATURES THEREON.


WITNESS MY HAND AND SEAL THIS 3<sup>RD</sup> DAY OF NOVEMBER, 1964.

Notary Public *Donald W. Smith*

My Commission Expires August 13, 1968



THIS INSTRUMENT PREPARED BY ROBERT SZEMERZEL

  
ROBERT SZEMERZEL

GOOD UNLESS RECORDED BEFORE 7-1-66



APPROVED THIS 5<sup>TH</sup> DAY OF NOV 1964  
COUNTY OF MARION, INDIANA  
*Donald W. Smith*

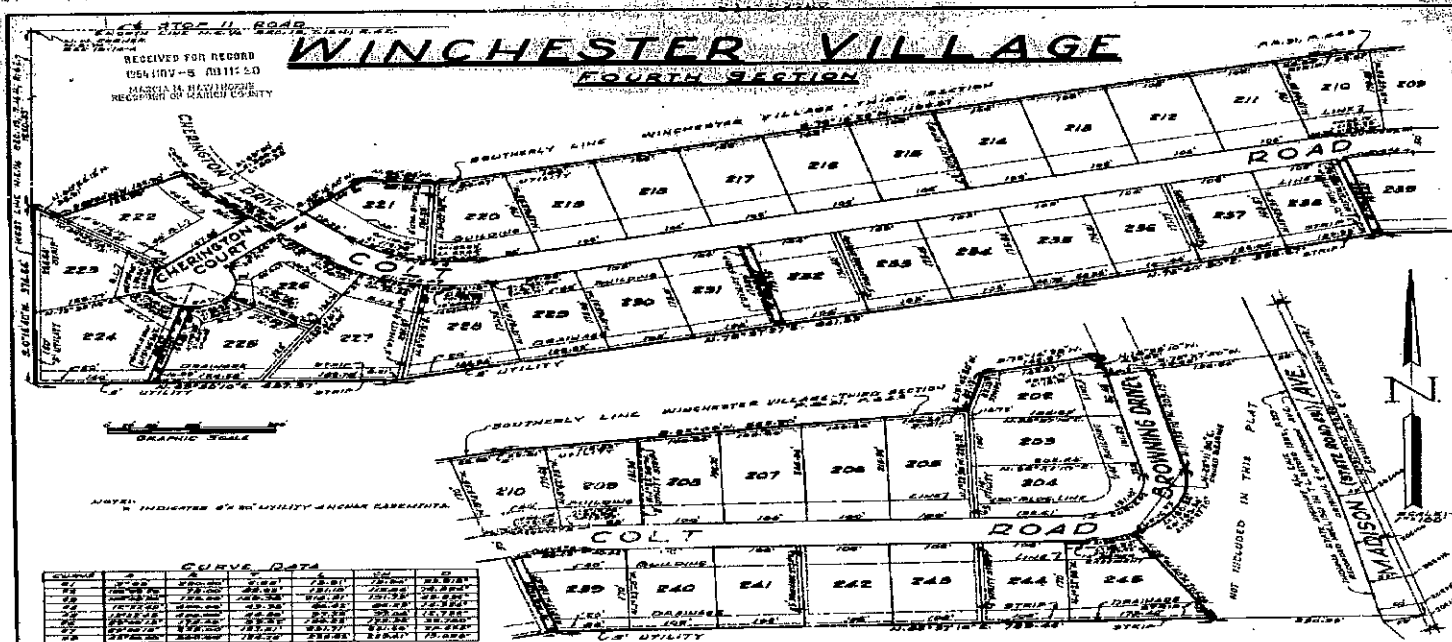
NOTARILY TESTED  
FOR TATION  
NOV 5 1964  
*Robert Szemerzel*

64/57762

RECEIVED FOR RECORD  
1964 JUN -5 AM 11:50  
MARION M. HAWKINS  
RECORDER OF MARION COUNTY

# WINCHESTER VILLAGE

## FOURTH SECTION



CURVE DATA					
STATION	CHORD	ARC	ANGLE	CHORD BEARING	ARC BEARING
200	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
201	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
202	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
203	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
204	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
205	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
206	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
207	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
208	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
209	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
210	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
211	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
212	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
213	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
214	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
215	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
216	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
217	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
218	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
219	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
220	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
221	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
222	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
223	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
224	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
225	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
226	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
227	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
228	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
229	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
230	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
231	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
232	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
233	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
234	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
235	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
236	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
237	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
238	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
239	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
240	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
241	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
242	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
243	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
244	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
245	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W
246	100.00	100.00	90°00'00"	S 45°00'00" W	S 45°00'00" W

I HEREBY CERTIFY THE FOREGOING TO BE TRUE AND CORRECT, REPRESENTING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 4 EAST, MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, DISTANT 1600.00 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, SAID POINT BEING THE SOUTHWEST CORNER OF HANDBOOK FILLADELPHIA, CASE 443, RUNNING THENCE SOUTH 0°14'40" WEST AND ALONG THE WEST BOUNDARY OF SAID SECTION 374.64 FEET TO CORNER NORTH 89°50'10" EAST 430.30 FEET TO POINT NORTH 76°13'45" WEST 041.05 FEET; THENCE NORTH 76°40'00" WEST 300.07 FEET; THENCE NORTH 00°07'10" WEST 785.46 FEET; THENCE NORTH 00°04'50" WEST 208.30 FEET TO A POINT ON A 45.000 DEGREE CURVE (LEFT) WITH BEING 3000.00 FEET; SAID TANGENT LENGTH OF 140.38 FEET; A CHORD OF 150 FEET, AND AN OVERLAP LENGTH OF 230.5 FEET; RUNNING THENCE EASTWARD AND NORTHWEST ALONG SAID CURVE 100.00 FEET TO THE P.T. OF SAID CURVE; THENCE NORTH 11°58'10" WEST 200.19 FEET; THENCE SOUTH 76°07'10" WEST 42.00 FEET; THENCE NORTH 00°13'00" WEST 45.00 FEET; THENCE SOUTH 00°00' WEST 568.30 FEET; THENCE SOUTH 76°13'45" WEST 1100.07 FEET; THENCE NORTH 00°04'50" WEST 06.01 FEET; THENCE SOUTH 00°13'40" WEST 100 FEET; THENCE NORTH 84°45'10" WEST 70.00 FEET TO THE P.O. OF A CURVE TO THE RIGHT, SAID CURVE HAVING A DEGREE 45°00' AND A RADIUS 300 FEET; THENCE IN A NORTHWesterly DIRECTION ALONG SAID CURVE 60.48 FEET; THENCE SOUTH 80°35'00" WEST 100.00 FEET; THENCE NORTH 00°00'10" WEST 30.01 FEET TO THE POINT OF BEGINNING, CONTAINING 22.05 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS AND RIGHTS OF WAY.  
THIS SUBDIVISION CONSISTS OF 46 LOTS, NUMBERED 200 TO 246, BORN EXCLUSIVE, WITH SPACES AS SHOWN HEREON. THE SIZE OF THE LOTS AND MEASUREMENTS OF THE SPACES ARE SHOWN IN FIGURES SURROUNDING EACH AND DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE AND SEAL THIS 20th DAY OF JULY, 1966.

APPROVED THIS 19th DAY OF JULY, 1966.  
AUDITOR OF MARION COUNTY  
*[Signature]*

*[Signature]*  
ROBERT SCHENCKEL  
REGISTERED SURVEYOR No. 3907  
STATE OF INDIANA



FINAL APPROVAL  
Metropolitan Planning Commission  
*[Signature]*  
VOID UNLESS RECORDED  
BEFORE 7-1-66

THIS INSTRUMENT PREPARED BY ROBERT SCHENCKEL

64/57762

FILED FOR RECORD  
MARION COUNTY TAXATION  
JULY 5 1966  
*[Signature]*  
COUNTY CLERK



# WINCHESTER VILLAGE

## FOURTH SECTION

RECEIVED FOR RECORD  
 NOV 11 1965  
 HARRISBURG, PENNSYLVANIA  
 COUNTY OF YORK

THE UNDERSIGNED, R. J. REARDY, TRUSTEE OF ROBERT J. REARDY TRUST, AND ROBERT J. REARDY, TRUSTEES OF THE TRUST, OWNERS OF THE LAND DESCRIBED HEREIN, HEREBY CERTIFY THAT THE REAL ESTATE DESCRIBED ON THE PRECEDING PAGE, IN ACCORDANCE WITH THE PLAN AND CARRIAGEWAY.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "WINCHESTER VILLAGE, FOURTH SECTION".

THE RIGHTS, IN AND TO ANY AND ALL OF THE LOTS, ARE HEREBY RESERVED FOR PUBLIC USE, THE HIGHWAY, 10 FEET IN WIDTH, AS SHOWN ON THE FOREGOING PLAN, IN ACCORDANCE WITH THE PUBLIC USE RESERVATION IN FORCE AND EFFECT.

THERE ARE LOTS OF LANDS MARKED UNDEVELOPED LOTS ON SAID PLAN, WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRIC, TELEPHONE AND OTHER UTILITIES, IN ACCORDANCE WITH THE PROVISIONS OF THE PUBLIC UTILITIES ACT, IN FORCE AND EFFECT, IN THE COUNTY OF YORK, PENNSYLVANIA.

THE LOTS IN THIS SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY ANY PERSON SHALL BE GOVERNED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS HEREIN SET FORTH.

1. FRONT BUILDING LINES AND FRONT YARD SETBACKS AS SHOWN ON SAID PLAN, BETWEEN WHICH LINES AND THE FRONT YARD SETBACKS SHALL BE MAINTAINED AND NO STRUCTURES OR BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED ON ANY LOT IN THIS ADDITION.
2. ALL LOTS IN THIS SUBDIVISION SHALL BE DESIGNATED AS RESIDENTIAL LOTS. ONLY ONE SINGLE FAMILY DWELLING AND GARAGE AND ONE-HALL (1 1/2) BATHS OR EQUIVALENT SHALL BE PERMITTED ON ANY LOT IN THIS ADDITION.
3. NO RESIDENCE SHALL BE CONSTRUCTED OR MAINTAINED ON ANY LOT IN THIS ADDITION HAVING A GROSS FLOOR AREA OF LESS THAN 1000 SQUARE FEET, IN A SINGLE-FAMILY DWELLING, OR 1000 SQUARE FEET IN THE CASE OF A TWO-FAMILY DWELLING.
4. EVERY DWELLING OR MAIN TENURE SHALL BE SO LOCATED AS TO PROVIDE A SIDE YARD OF EACH SIDE OF SAID DWELLING SHALL BE EQUAL TO FIFTEEN (15%) PERCENT OF THE WIDTH OF THE LOT AT THE BUILDING FRONTAGE LINE ON SAID LOT, UNLESS THE LOT IS A CORNER LOT, EXCEPT THAT IN CASES WHERE THE SAID PERSON OR PERSONS OWN THE ADJOINING LOTS AND THE SAID DWELLING IS A DETACHED HOUSE OR DETACHED PART, THEN THIS RESTRICTION SHALL APPLY TO THE LOT LINE OF THE EXTREME BOUNDARIES OF THE MULTIPLE LOTS.
5. NO TRAILER, TENT, SHED, BARN, GARAGE OR TEMPORARY STRUCTURE OF ANY KIND SHALL BE USED FOR RESIDENTIAL OR BUSINESS PURPOSES ON ANY OF THESE LOTS. NO SIGNAGE OR OFFENSIVE TRADES SHALL BE BARRIED ON UPON ANY LOT IN THIS SUBDIVISION, NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE AN OBSTACLE OR HINDERANCE TO THE HIGHWAYS.
6. NO FENCE, WALL, HEDGE OR BOUND PLANTING WHICH OBSTRUCTS OR HINDERS THE VIEW OF ANY OF THESE LOTS, OR THE STREET, SHALL BE PLACED OR MAINTAINED TO REMAIN ON ANY CORNER LOT BETWEEN THE CORNER LINES FORMED BY THE INTERSECTION OF SAID LOTS, EXCEPT THAT IN CASES WHERE THE SAID PERSON OR PERSONS OWN THE INTERSECTING LOTS AND THE SAID FENCE OR BOUND PLANTING IS PLACED AT THE CORNER LINE OF SAID CORNER LOT, THEN THIS RESTRICTION SHALL APPLY TO THE CORNER LINE OF SAID CORNER LOT. NO SIGN SHALL BE PERMITTED TO REMAIN WHICH IS AN OBSTACLE TO THE VIEW OF ANY OF THESE LOTS OR THE STREET, NOR SHALL ANYTHING BE DONE THEREON WHICH SHALL BE AN OBSTACLE OR HINDERANCE TO THE HIGHWAYS.

THE RIGHTS TO ENFORCE EACH AND ALL OF THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, INCLUDING THE RIGHT TO OBTAIN THE REMEDY OF ANY VIOLATION OF ANY OF THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, IS HEREBY RESERVED TO EACH AND EVERY OWNER OF THE REAL ESTATE IN THIS SUBDIVISION, THESE COVENANTS AND RESTRICTIONS TO RUN WITH THE LANDS AND SHALL BE ENFORCEABLE BY ANY PERSON WHO MAY BE ADVERSELY AFFECTED BY THE VIOLATION OF ANY OF THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN, AND SHALL BE ENFORCEABLE BY ANY PERSON WHO MAY BE ADVERSELY AFFECTED BY THE VIOLATION OF ANY OF THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN.

THESE RESTRICTIONS SHALL BE ENFORCEABLE FOR A PERIOD OF 20 YEARS FROM DATE, PROVIDED THAT AT THE EXPIRATION OF SUCH TERM THESE RESTRICTIONS SHALL BE AUTOMATICALLY RENEWED FOR PERIODS OF 20 YEARS EACH, UNLESS AT LEAST ONE YEAR PRIOR TO THE EXPIRATION OF SUCH TERM ANY OWNER OF A PARCEL OF THE LOTS IN THIS ADDITION SHALL EXECUTE AND RECORD A DECLARATION IN WRITING WAIVING SAID RESTRICTIONS AND SAID DECLARATION SHALL BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF YORK, PENNSYLVANIA. THE LACK OF SUCH DECLARATION SHALL BE CONSIDERED AS A WAIVER OF THE RIGHTS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH HEREIN.

IN WITNESS OUR SIGNATURES AND CORPORATE SEAL THIS 31 DAY OF NOVEMBER 1965.

R. J. REARDY, TRUSTEE  
 ROBERT J. REARDY, TRUSTEE

STATE OF PENNSYLVANIA  
 COUNTY OF YORK

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED

WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED, AND ATTESTED THEIR SIGNATURES HEREON.

WITNESSES MY HAND AND SEAL THIS 31 DAY OF NOVEMBER 1965.

NOTARY PUBLIC, PENNSYLVANIA

THIS INSTRUMENT PREPARED BY DENNIS SCHWARTZ

64/57762

APPROVED THIS 1st DAY OF NOV 1965

YORK SHERRIFF  
 FOR TAXATION  
 NOV 6 1965  
 COUNTY OF YORK



VOID UNLESS RECORDED  
 BEFORE 7-1-66